

162.0

0002

0014.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

726,300 / 726,300

USE VALUE:

726,300 / 726,300

ASSESSED:

726,300 / 726,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		OAKLAND AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	O ROURKE CATHERINE A	
Owner 2:	LIFE ESTATE	
Owner 3:		

Street 1:	123 OAKLAND AVE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y

Postal:	02476	Type:
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PREVIOUS OWNER	
Owner 1:	O ROURKE CATHERINE A -
Owner 2:	-

Street 1:	123 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains .077 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Vinyl Exterior and 1794 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	
water	
Sewer	
Electri	

Census:	
Flood Haz:	
D	Topo
s	1
t	Level

Street:	
Gas:	
Street:	
Gas:	

Land Section (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj

101	One Family	3362	Sq. Ft.	Site	0	70.	1.55	8														

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3362.000	359,700	2,000	364,600	726,300		108109
							GIS Ref
							GIS Ref
							Insp Date
							07/21/18

Total Card	0.077	359,700	2,000	364,600	726,300	Entered Lot Size
Total Parcel	0.077	359,700	2,000	364,600	726,300	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	404.85	/Parcel:	404.85	Land Unit Type:
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Total Card / Total Parcel
726,300 / 726,300

**USER DEFINED**

Prior Id # 1:	108109
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	15:20:21
LAST REV	
Date	Time
08/09/18	14:42:12
apro	
12656	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Date	Result	By	Name
7/21/2018	Inspected	BS	Barbara S
5/31/2018	MEAS&NOTICE	BS	Barbara S
10/24/2008	Meas/Inspect	345	PATRIOT
12/6/1999	Meas/Inspect	263	PATRIOT
1/1/1982		PS	

Sign:	VERIFICATION OF VISIT NOT DATA
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Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
					364,600	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type:	6 - Colonial			Full Bath:	1	Rating:	Average	PDAS SUMP PUMP.													
Sty Ht:	2 - 2 Story			A Bath:		Rating:															
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:															
Foundation:	3 - BrickorStone			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average														
Prime Wall:	4 - Vinyl			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average														
Color:	WHITE			A Kits:		Rating:															
View / Desir:				Fpl:		Rating:															
GENERAL INFORMATION				WSFlue:		Rating:															
Grade: C+ - Average (+)				CONDOS INFORMATION																	
Year Blt:	1923	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdict:		Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION																	
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%														
Prim Int Wal:	2 - Plaster			Functional:		%															
Sec Int Wall:		%		Economic:		%															
Partition:	T - Typical			Special:		%															
Prim Floors:	3 - Hardwood			Override:		%															
Sec Floors:	6 - Ceramic Tile	15%		Total:	18.6	%															
Bsmnt Flr:	12 - Concrete			CALC SUMMARY																	
Subfloor:				Basic \$ / SQ:	130.00																
Bsmnt Gar:				Size Adj.:	1.23528433																
Electric:	3 - Typical			Const Adj.:	0.99137115																
Insulation:	2 - Typical			Adj \$ / SQ:	159.201																
Int vs Ext:	S			Other Features:	67500																
Heat Fuel:	2 - Gas			Grade Factor:	1.10																
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																
# Heat Sys:	1			NBHD Mod:																	
% Heated:	100	% AC:		LUC Factor:	1.00																
Solar HW:	NO	Central Vac:	NO	Adj Total:	441886																
% Com Wal		% Sprinkled		Depreciation:	82191																
				Depreciated Total:	359695																
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:													
Make:				Juris. Factor:				Before Depr:	175.12												
Model:				Special Features:	0			Val/Su Net:	125.29												
				Final Total:	359700			Val/Su SzAd:	200.50												
SPEC FEATURES/YARD ITEMS				PARCEL ID				162.0-0002-0014.0				IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
19	Patio	D	Y	1	12X14	A	AV	1980	4.48	T	31.2	101			500		500				
22	Wood Deck	D	Y	1	9X13	A	AV	2006	14.55	T	10.4	101			1,500		1,500				
More: N				Total Yard Items:				2,000				Total Special Features:				2,000					